

# Ontario Mills Outparcel Pad Development

4980 E Fourth St | Ontario, CA 91764



## PROPOSED PAD DEVELOPMENT

±4,290 SF  
 ±0.76 AC / 33,106 SF of Land  
 APN: 0238-014-05

## TRAFFIC COUNTS

Fourth Street approx. 15,000 cpd  
 I-15 Freeway approx. 220,500 cpd  
 Source: Costar

## CONTACT

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## DESCRIPTION

- Rare outparcel pad opportunity at the gateway to Ontario Mills (1.2M SF Retail)
- Exceptional positioning immediately adjacent the on-ramp/off-ramp to I-15 Fwy
- Located within one of the premier retail shopping destinations for Southern California
- Surrounded by 200+ premier national and regional brand tenants
- High profile corner location with excellent visibility off SWC Ontario Mills Drive & Fourth Street
- Fully approved pad drive-thru site plan in place!

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,187	59,102	272,167
Avg Household Income	\$89,872	\$110,595	\$117,962
Daytime Population	17,316	118,121	210,942

Source: Esri

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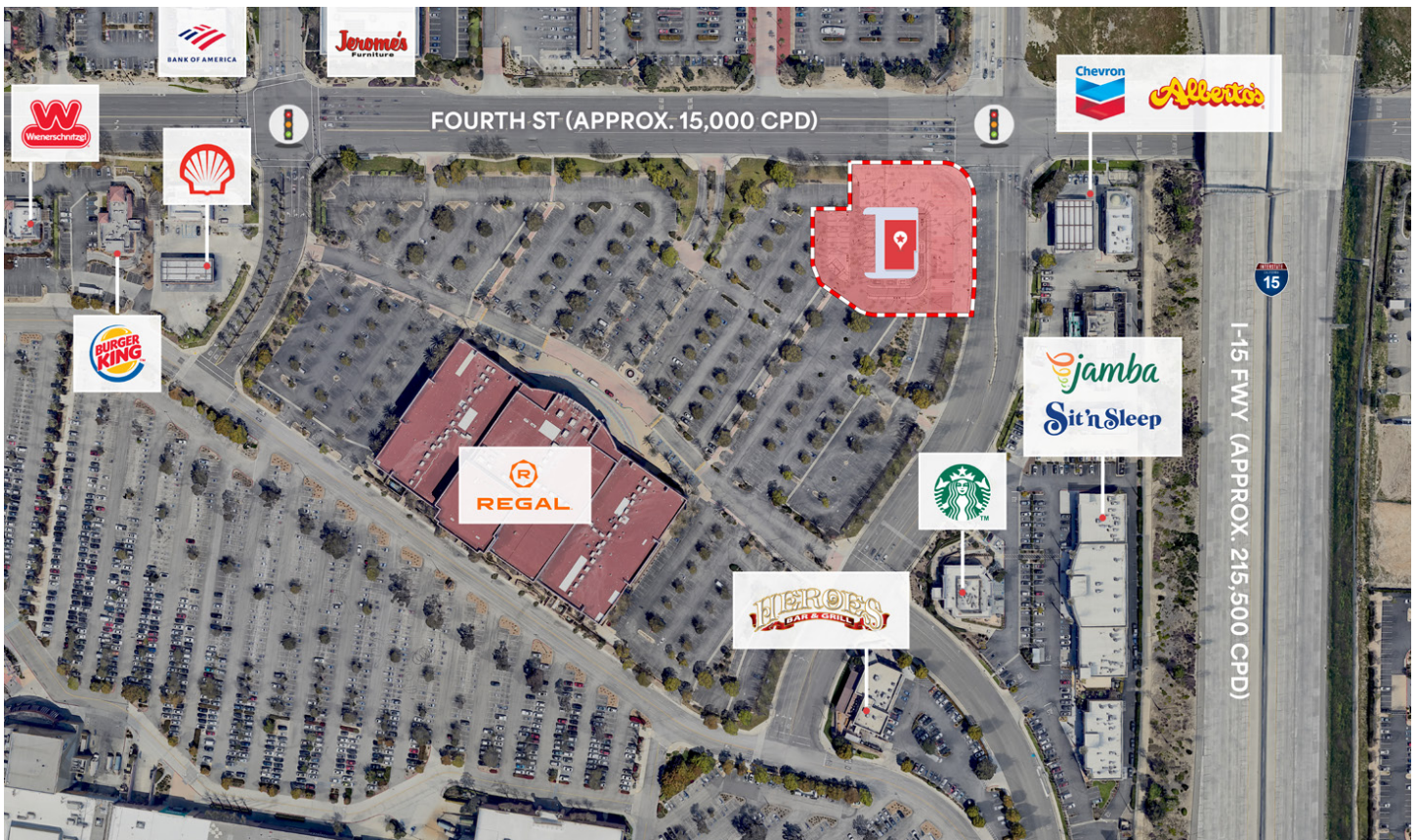


(FULLY APPROVED SITE PLAN)  
Pad Development

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±0.76 AC / 33,106 SF of Land

APN: 0238-014-05

Parking: 59 spaces (proposed)



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RANCHO CUCAMONGA

ONTARIO

Ontario International Airport

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## Site

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